



TOWN OF PRESTON
TOWN OFFICES
389 ROUTE 2
PRESTON, CONNECTICUT 06365-8830

March 30, 2022

Attorney Harry Heller
736 Norwich-New London Turnpike
Uncasville, CT 06382

Dear Attorney Heller:

I have reviewed the plans revised dated March 9, 2022 prepared by Benesch Engineers and have the comments noted below. Please note that I will be providing additional comments regarding the written reports as I have not completed my review of said reports and the traffic circulation plan. I have reviewed the plan preliminarily, but would like to obtain comments from the Resident Trooper as well.

The plans are significantly better than the first set of plans. Most of the comments I had have been addressed. There are some additional comments that should be addressed based on my review of the plans and the public comments.

1) Flood Impact Study

- a) A registered professional engineer should determine the BFE in accordance with accepted hydrologic and hydraulic engineering practices and document the technical methods used. Studies, analysis, and computations should be submitted in sufficient detail to allow thorough review. FEMA developed a guide to assist in determining the BFE, the link is as follows:
https://www.fema.gov/sites/default/files/documents/fema_approx-zone-a-guide.pdf
- b) The flood impact statement is vague and needs clarification. Based on the sketch provided, it appears that the two cut areas are within the current flood hazard area. Please verify that this addresses compensatory storage even though the compensatory storage is provided in the floodplain. Also ground water levels should be investigated in the area of the excavation and noted in the flood impact study. Highlight the compensatory storage location on your map.
- c) During the times of a flood event, it may be necessary to have a temporary storage area for the RVs that are located in the flood area, or prohibit camping within the flood zone at times of a flood event.

2) Viewshed. Please illustrate what will be seen from the residents on Lynn Drive. It is noted that there is a 100' buffer along the pond and the vegetation will remain, the project most likely will not be visible from the Lynn Drive properties during the summer months. Please illustrate this if possible. Also planting some evergreens will eliminate the visibility during the winter months of the structures on the site. This will be of particular importance for the properties on the south side of Lynn Drive due to their proximity to the site.

- 3) Please show trash receptacles in the area of the welcome center.
- 4) Please provide the cost estimate for the construction of the entire project and update the Erosion and Sediment Control Plan including funds for reclamation in the event the project is not completed.
- 5) Please add the density standards to the zoning chart.
- 6) There is a note on the plan that indicates “caretakers will be on the site year-round”, please clarify that caretakers will not live on the grounds (unless they will).
- 7) There is a note on the plan that kayak and canoe storage will be in the maintenance building. How will the kayaks and canoes access the pond? Or remove the note if there will be no canoes or kayaks.
- 8) Why isn’t fencing being provided around the playground, bocci courts or the volleyball court? At the least, it should be provided around the playground.
- 9) Do you think it is necessary to install short separator fence (with reflectors) along the rubble wall? Like a split rail fence. The drive is so close to the slope – or a 4’ high green coated chain-link (maybe with a gate), that could be provided along the 100’ buffer of the pond which could be used for safety in addition to the protection of the 100’ buffer area. A sign could be added to the fence that indicated that the area is a conservation zone. This will keep patrons from walking within this sensitive buffer area and keep any debris out of the area. The 100’ buffer area should remain in its natural condition, except for the planting of evergreens and including keeping undergrowth and falling trees for wildlife.
- 10) Can you show the planting of the trees within the grading of the berm slope? The slope is so steep, will the trees grow properly? Provide a detail on how the trees will be planted. What type of ground cover will be used on the berm slope?
- 11) Please note on the plan that the emergency access shown on the east side of the site requires approval by OSTA and will only be installed if approved by OSTA. This addition of the emergency drive will not require approval of a revised plan since the emergency drive design is already part of this plan.
- 12) There is a note on the plan that no camper shall be able to occupy any camp or tent site for more than 90 days? Why?
- 13) Thank you for providing the letter read into the record regarding the water supply.
- 14) Please note on the plan that Blue Water Development will work with the Tribe’s Historical Preservation Officer and State Archaeologist, Sarah Sportsman. Please see her attached email. She has had some experience at the site.
- 15) Is there a possibility that the check-in time for campers be coordinated with the school so there are no conflicts with the bus schedule? The last bus leaves at about 3:15 – so it is recommended that the check in time be after 3:30 p.m. or between 10:00 a.m. to 12 during the school year.
- 16) A loading space should be added and could be used temporarily during the times that loading will occur in the morning. Just place a no RV parking during loading times.
- 17) Please provide a rodent/insect control plan. I will be asking the CT DEEP to review the plan to ensure there will be no adverse environmental impact.
- 18) Please note on the plan that an E&S control report will be provided to the town planner/ZEO monthly and after major storm events during the construction period. Also, the plan provides a schedule for maintenance of the stormwater system, if the application is approved, it will be required that an annual stormwater maintenance report outlining compliance with the

maintenance schedule be included with the renewal permit application. This would be a condition of approval.

- 19) Please provide photos of the safari tents, floor plan and details of their installation as the most of the tents will be located in areas of steep slopes. What is the durability during storm events or at times of intense wind storms?
- 20) Where will the temporary walkway over the wetlands and the dewatering straw basins be used?
- 21) Where is the minimum 40' to the rear yard?
- 22) The RV campsites extend into the roadway – please revise the road line.
- 23) Please note on the plan that the town may require verification on locations by a land surveyor of items during the construction as necessary.
- 24) Where is the bike rack located?
- 25) Dates noted in the E&S control plan shall be updated to reflect the current permit timeframe. These changes can be added after the plans are acted upon, if approved.
- 26) A preconstruction meeting will be conducted with the town staff. Please notify the town planner to schedule the meeting and she will coordinate with the various town staff. All contact information will be provided at the meeting including an emergency contact for after hours.
- 27) Note 20 on page C-10, please coordinate the traffic control with the resident state trooper prior to the start of construction to ensure that he is satisfied with any of the traffic control. I will be providing additional comments regarding the traffic plan.
- 28) Please provide information regarding impact on Route 2A (Route 12) traffic.
- 29) Please provide a list of activities that will be planned for the park, including types of activities that will occur on weekends. Will there be evening movies? If so, what will the impact be on the neighbors of any amplification.
- 30) Please list any hazardous material that will be stored on the site. Provide a detailed procedure for cleaning and remediating any hazardous material or fuel and oil spills.
- 31) There are several brands of smokeless fire pits, and that appears to be a solution to the issue of smoke emissions. Please note on the plan that only smokeless fire pits will be used within the park. Also, that no out of state wood will be used.
- 32) In the area of the safari tents, note the width of the drive, one of the drives must be a minimum of 10' wide for ambulance access. Please identify on the plan.
- 33) An exhibit has been submitted by Jerry Grabarek regarding the PFAS and PFOS present on the site. Thank you for providing a copy of the report. I will be sending it to CT DEEP to review the information.
- 34) Provide numbers on the campsites and provide a detail of how they will be identified in the field. A numbered map will be provided to the Fire Chief and Resident State Trooper if approved.
- 35) Can you provide an updated environmental report including the difference between impact of the farm use versus the RV park use and the eutrophication of the pond and its wildlife, etc.? Thank you for sending me the Nielson report. I will provide comments after I review the report.
- 36) There were several items added into the record regarding various environmental impacts, please address, especially the impact on the alewife migration, the protentional existence of the tile drainage system, how will it protect riparian vegetative see corridors for the wetland (50'), and the artificial lighting (addressed) letter from Jean Pillo from the Eastern CT

Conservation District, and the buffer, water quality and stormwater maintenance concerns and impacts on the pond in a letter from George Knoecklein. It is my opinion that this is primarily the concern of the IWWC, but there is a provision in the regulations that indicate that the use will not adversely impact environmental quality.

37) Please provide a general “Cost of Community Services” study for this project, if possible.

38) There are several notes that need to be corrected as well as several details that should be noted on the plan. Please remove.

If you have any questions regarding these comments, please do not hesitate to contact me at 860-887-5581 ext. 109.

Very truly yours,

Kathy B Warzecha

Kathy B. Warzecha

Town Planner

cc: Attorney Michael Carey, Suisman Shapiro, Attorneys-at-Law
PZC